



Grimshaw & Co

**Brookfield Avenue, Ealing, London W5 1LA**  
**Price: £1,350,000 Freehold**

A 1930s, extended semi-detached house with beautifully-appointed accommodation on three floors. A feature is the recently extended well-equipped kitchen / family room with separate utility area. Open-plan feeling with communal reception rooms and the kitchen. The ground floor is marble tiled. Bi-fold doors lead onto the south-facing rear garden (approx 47'). Shared driveway (side access).

The first floor was originally 3 bedrooms but has been redesigned to 2. The front bedroom has fitted (Sharps) wardrobes offering good storage and bedroom 2, also with fitted wardrobes. The family bathroom is neutral with feature tiling. Principal bedroom (number 3) is on the second floor with shower room (WC and was hand basin).

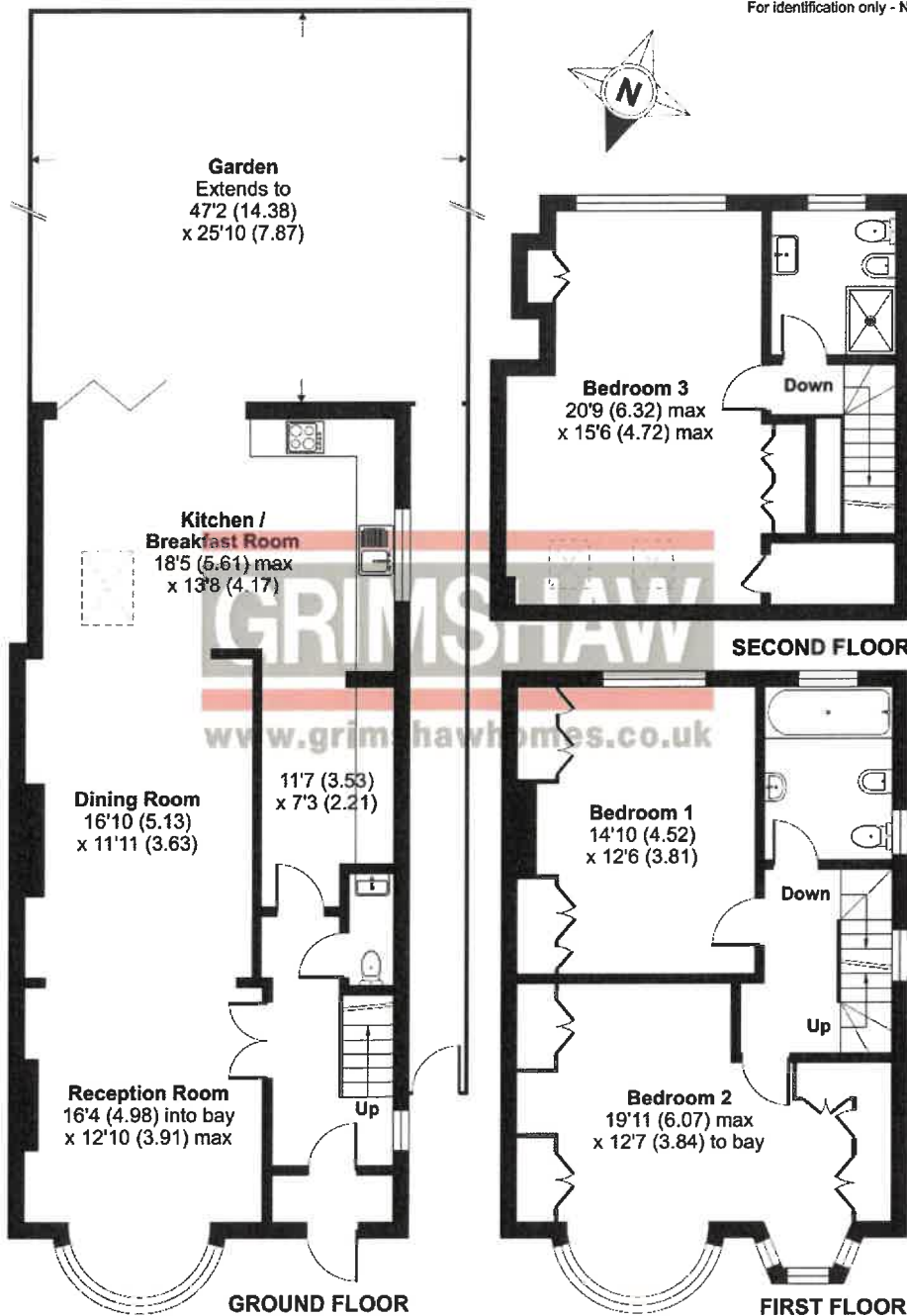
Situated in a favoured location, near to a number of local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, St Benedict's and Notting Hill & Ealing High. With local shopping facilities, bars and restaurants in the award-winning Pitshanger Lane. Access to **Hanger Lane** station and shops and ready access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Good road connections for A4, A40 and M4 & M40 Motorways.



# Brookfield Avenue, London, W5

Approximate Area = 1830 sq ft / 170 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) ©richecom 2023. Produced for Grimshaw & Co REF: 1036156

EPC rating = C  
Council tax band = F

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

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